

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website address below for approved list)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		#	031		204	18	2	20	30	003.00	0
DEED BOOK <u>820</u>	PAGE <u>6507</u>	081023247	CO. NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN	
RECORDING DATE <u>10/28/05</u>	TYPE OF INSTRUMENT CR _____ RA _____		SPLIT <input type="checkbox"/> MULTI <input type="checkbox"/>		MO <u>10</u> YR <u>05</u> TY <u>2</u>		AMOUNT <u>600,000</u>		S <u>1</u> V <u>2</u>		

SELLER (Grantor) NAME <u>Richard Kaldor</u> MAILING <u>9505 E. Juanita Ave.</u> CITY/ST/ZIP <u>Mesa, AZ. 85205</u> PHONE NO. (785) <u>480-766-3647</u>	BUYER (Grantee) NAME <u>William R. Wilson</u> MAILING <u>3108 Cirdella Dr.</u> CITY/ST/ZIP <u>Manhattan, KS. 66502</u> PHONE NO. (785) <u>776-9895</u>
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IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION <u>Lots 515 & 516, Ward 4</u>	Property / Situs Address: <u>1209, 1211 & 1213 Moro</u> Name and Mailing Address for Tax Statements <u>William R. Wilson</u> <u>3108 Cirdella Dr.</u> <u>Manhattan, KS. 66502</u>
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CHECK ANY FACTORS THAT APPLY TO THIS SALE

1. SPECIAL FACTORS
 - ☐ Sale between immediate family members:
SPECIFY THE RELATIONSHIP _____
 - ☐ Sale involved corporate affiliates belonging to the same parent company
 - ☐ Auction Sale
 - ☐ Deed transfer in lieu of foreclosure or repossession
 - ☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 - ☐ Sale involved a government agency or public utility
 - ☐ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - ☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 - ☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)
 - ☐ Sale of only a partial interest in the real estate
 - ☐ Sale involved a trade or exchange of properties
 - ☒ **NONE OF THE ABOVE**

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:
 - ☐ Single Family Residence ☐ Agricultural Land
 - ☐ Farm/Ranch With Residence Mineral Rights Included? ☐ Yes ☐ No
 - ☐ Condominium Unit
 - ☐ Vacant Land ☐ Apartment Building
 - ☐ Other: (Specify) _____ ☒ Commercial/Industrial Bldg.

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO
4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO
5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO
If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____
 If Mobile Home Year _____ Model _____

(See Instructions on back of form.)

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1? ☐ YES ☒ NO
☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions
 Date Completed _____
7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ _____
8. METHOD OF FINANCING (check all that apply):
☒ New loan(s) from a Financial Institution
☐ Seller Financing ☐ Assumption of Existing Loan(s)
☐ All Cash ☐ Trade of Property ☐ Not Applicable
9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☐ YES ☒ NO If not, explain
Buyer was buying on contract
(SEE #10 INSTRUCTION ON BACK)
10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☐ YES ☒ NO
11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? ☐ YES ☒ NO
(SEE #11 INSTRUCTION ON BACK)

12. TOTAL SALE PRICE \$ 600,000
 DEED DATE 10, 11, 05

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT.
 I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME S. Lee Taylor, V.P.
Charles & Wilson Bonded Abs.
 SIGNATURE S. Lee Taylor

☐ GRANTOR (SELLER) ☐ GRANTEE (BUYER)
☒ AGENT DAYTIME PHONE NO. (785) 565-4800